175.0	0010	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	707,500 / 707,500
					USE VALUE:	707,500 / 707,500
					ASSESSED:	707,500 / 707,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		RUBLEE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FORSTER NATHAN & SARAH
Owner 2:	
Owner 3:	
Street 1:	9 RUBLEE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NEPAL NIRMAL & SARITA LAMSAL -
Owner 2:	-
Street 1:	9 RUBLEE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .192 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 1594 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8360.000	237,900		469,600	707,500
Total Card	0.192	237,900		469,600	707,500
Total Parcel	0.192	237,900		469,600	707,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.74 /Parcel: 443.74

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 117796

GIS Ref

GIS Ref

Insp Date 06/29/18

!13701!

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0010-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	237,900	0	8,360.	469,600	707,500		Year end	12/23/2021
2021	101	FV	229,700	0	8,360.	469,600	699,300		Year End Roll	12/10/2020
2020	101	FV	229,700	0	8,360.	469,600	699,300	699,300	Year End Roll	12/18/2019
2019	101	FV	188,500	0	8,360.	462,900	651,400	651,400	Year End Roll	1/3/2019
2018	101	FV	181,200	0	8,360.	355,500	536,700	536,700	Year End Roll	12/20/2017
2017	101	FV	181,200	0	8,360.	335,400	516,600	516,600	Year End Roll	1/3/2017
2016	101	FV	181,200	0	8,360.	308,600	489,800	489,800	Year End	1/4/2016
2015	101	FV	169,300	0	8,360.	288,400	457,700	457,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:35:48

LAST REV

Date	Time
08/08/18	14:13:01
apro	

PAT ACCT. 13701

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEPAL NIRMAL &	58396-107		1/31/2012		452,400	No	No		
MARINO ACCURZIO	54751-396		5/28/2010		410,000	No	No		
	8633-567		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	117796
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2018	Meas/Inspect	BS	Barbara S
4/30/2012	MLS	EMK	Ellen K
10/20/2008	Meas/Inspect	163	PATRIOT
3/16/2000	Inspected	264	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	256	PATRIOT
7/22/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8360		Sq. Ft.	Site		0	70.	0.80	6									469,559						469,600	

Total AC/HA:	0.19192	Total SF/SM:	8360	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	469,559	Spl Credit		Total:	469,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.28559327
Const Adj.:	0.99989998
Adj $ / SQ:	141.401
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344832
Depreciation:	106898
Depreciated Total:	237934

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

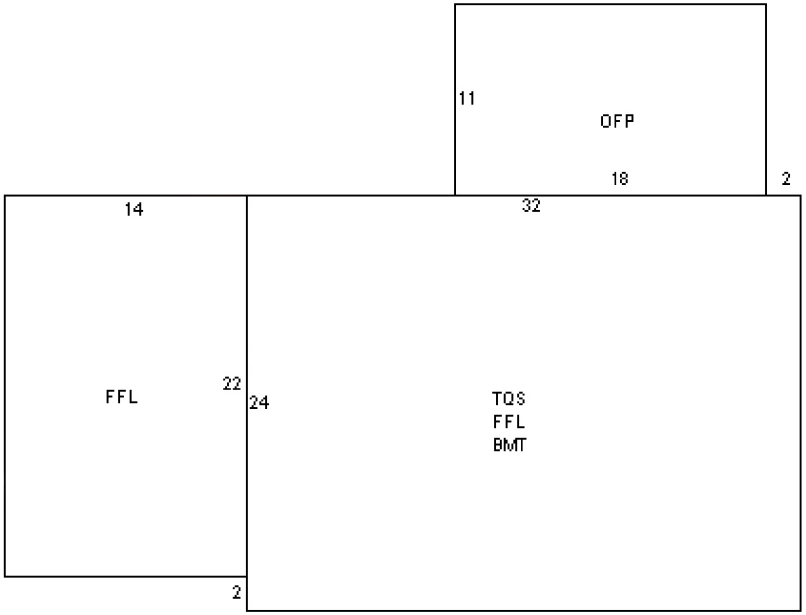
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.40
Special Features:	0	Val/Su Net:	90.87
Final Total:	237900	Val/Su SzAd	144.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,076	141.400	152,148
BMT	Basement	768	42.420	32,579
TQS	3/4 Story	576	135.750	78,189
OFP	Open Porch	198	24.830	4,917
	Net Sketched Area:	2,618	Total:	267,833
Size Ad	1652	Gross Area	2810	FinArea 1594

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TQS	100	UNF	10		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

175.0-0010-0001.0

IMAGE

AssessPro Patriot Properties, Inc